

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, January 22, 2007 at Westfield Town Hall. Members present were Gloria Del Greco, Jack Hart, Bob Horkay, Ginny Kelleher, Ken Kingshill, Bill Sanders, Cindy Spoljaric (Departed 10:55 p.m.), and Carolyn Stevenson. Also present were Al Salzman, Jennifer Miller, and Attorney Brian Zaiger.

Miller reviewed the Public Hearing Rules and Procedures.

Election of Officers:

Sanders moved to appoint Kelleher as President of the 2007 Advisory Plan Commission.

The motion was seconded, and passed unanimously.

Stevenson moved to appoint Spoljaric as Vice President of the 2007 Advisory Plan Commission.

Sanders seconded, and the motion passed unanimously.

Committee Appointments:

Spoljaric moved to appoint the following members to the Comprehensive Plan Subcommittee: Horkay, Stevenson, Del Greco, and Kingshill.

Sanders seconded, and the motion passed unanimously.

Spoljaric moved to appoint the following members to the Standards Subcommittee: Sanders, Plankis, Carey, and Spoljaric. Spoljaric also moved to include Brian Morales as the civilian appointee to the Standards Subcommittee.

Kingshill seconded, and the motion passed unanimously.

Sanders moved for the Comprehensive Plan Subcommittee to meet the first and third Wednesdays monthly and the Standards Subcommittee to meet second and fourth Wednesdays monthly.

Del Greco seconded, and the motion passed unanimously.

Stevenson moved to appoint Sanders to the Board of Zoning Appeals as the Advisory Plan Commission representative.

Del Greco seconded, and the motion passed unanimously.

DelGreco moved to approve the November, 2006 minutes as presented.

Hart seconded, and the motion passed by voice vote.

Salzman reviewed continued items as well as withdrawn items on the agenda.

OLD BUSINESS

Town Of Westfield Thoroughfare Plan Update – HNTB

Mr. John Myers presented further details on the Thoroughfare Plan Update and shared changes made to the Plan including primary and secondary arterials.

Kelleher stated the request had been made to reconfigure 193rd Street, 191st Street, Springmill Road, Ditch Road, and 186th Street to reflect the current development plan for the area.

Kelleher invited public comment.

Mr. Andy Cook urged the Commission to inject a sense of urgency in that the Thoroughfare Plan is becoming important as we look at the US 31 freeway project.

Ms. Melody Sweat asked the Commission to consider an alternative transportation plan.

Kelleher recommended a special committee be appointed to review the Pedestrian and Bike Plan section.

Spoljaric moved to appoint a special committee to review the Pedestrian and Bike Plan section including Planning Staff, Public Works, and Melody Sweat.

Kingshill seconded, and the motion passed unanimously.

Westfield-Washington Township 2025 Comprehensive Plan (2020 Comprehensive Plan Update / Amendment) - McBride/Dale/Clarion

Spoljaric recommended EDU's be reviewed.

Kelleher stated at the subcommittee level, participants should start reviewing the Zoning Ordinance section by section in order to make sure the Zoning Ordinance and the Comprehensive Plan compliment each other.

Kelleher invited public comment.

Del Greco stated that the Comprehensive Plan showed no corrections or adjustments had been made.

Mr. Ken Kingshill asked about the effective date of the Plan. He also urged the Commission to review and reconsider the removed chapter.

Del Greco moved to send the Comprehensive Plan to the Town Council for approval.

Hart seconded, and the motion passed unanimously.

0611-DP-26 & 16469 Southpark Drive. DeBoy Land Development Services requests
0611-SIT-17 Development Plan and Site Plan review of a new light industrial facility,
approximately 22,400 square feet on approximately 2.35 acres, in the Southoak
PUD District.

Mr. Mike DeBoy presented details of the project.

Kelleher expressed some concerns about the landscaping plan.

DeBoy committed to reviewing those plans and making the necessary changes.

A Public Hearing opened at 8:25 p.m.

Ms. Linda Naas expressed her concerns about the project.

The Public Hearing closed at 8:28 p.m.

DeBoy responded to public hearing comments.

Horkay moved to approve the waiver request.

Sanders seconded, and the motion passed unanimously.

Sanders moved to approve 0611-DP-26 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That a compliant landscaping plan be provided prior to the issuance of an ILP for the subject site;
4. That a compliant lighting plan be submitted prior to the issuance of an ILP for the subject site.

Horkay seconded, and the motion passed unanimously.

Horkay moved to approve 0611-SIT-17 with the following condition:

- That any conditions associated with 0611-DP-26 be satisfied prior to the issuance of an ILP for the subject site.

Kingshill seconded, and the motion passed unanimously.

0611-DP-27 & 18100 US 31 North. DeBoy Land Development Services requests
0611-SIT-18 Development Plan and Site Plan review of a new multi-tenant commercial
facility, approximately 17,000 square feet on approximately 2.9 acres, in the
LB-PD District.

Mr. Mike DeBoy, representing the petitioner, presented the details of the project. He also introduced Mr. Darren Peterson, Peterson Architecture who discussed operations and maintenance of the facility.

A Public Hearing opened at 8:52 p.m.

No one spoke, and the Public Hearing closed at 8:53 p.m.

Spoljaric moved to continue 0611-DP-27 to the February Advisory Plan Commission meeting in order to provide the following items:

- A Compliant Lighting Plan
- A Compliant Landscaping Plan
- Compliance with the US 31 Overlay, including the eight sides and three different building materials with at least one being brick or stone.

Del Greco seconded, and the motion passed 5-3 (Kelleher, Sanders, Hart).

0612-DP-29 & 17241 Foundation Parkway. Beam, Longest & Neff, L.L.C. request
0612-SPP-10 Development Plan Review and Subdivision Primary Plat approval for a five lot
commercial subdivision on approximately 53.3 acres in the Oak Ridge Properties
PUD District.

Mr. Max Mouser presented the details of the project.

Spoljaric expressed concerns about the tree removal and floodway for environmental purposes.

Del Greco commented on the possibility of trash along the roads due to the large volume of truck traffic.

A Public Hearing opened at 9:45 p.m. on 0612-DP-29.

Mr. Mic Mead spoke in favor of moving this forward for Economic Development purposes.

The Public Hearing closed at 9:50 p.m.

A Public Hearing opened at 9:51 p.m. on 0612-SPP-10.

No one spoke, and the Public Hearing closed at 9:51 p.m.

Hart moved to approve 0612-DP-29 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That an amended site plan depicted the required 8' asphalt path abutting Oak Ridge Road be provided;
4. That an amended landscaping plan depicting compliance with buffer yard and road frontage requirements and identifying trees proposed for preservation credits be provided;
5. That these conditions be fulfilled prior to the filing of any Secondary (Final) Plat for the subject site.
6. That the petitioner will find another access point for traffic on Oak Ridge Road.

Horkay seconded, and the motion passed unanimously.

Sanders moved to approve 0612-SPP-10 with the following condition:

- That all conditions attached to the associated Development Plan shall be satisfied prior to the recording of any Secondary Plat.

Kingshill seconded, and the motion passed unanimously.

Kelleher confirmed each lot will come in as a business comes in as a DPR through the APC unless staff and Town Council change the ordinance.

0612-DP-31 & 17021 Towne Road. Drees Homes requests Development Plan Review and
0612-SPP-11 Subdivision Primary Plat approval for the Westgate development, 748 dwelling
units on approximately 258 acres, in the Westgate PUD District.

Mr. John Talbot, Westgate Partners, LLC, presented details of the project and introduced Mic Sheets, Sheets Development; Dennis Olmstead, Stoeppelwerth; and John Lapp, Kevin Parsons and Associates. Talbot stated previously the project was going to be 748 lots, but now there are 715 lots plus an elementary school, Midland Trace Elementary.

Kelleher discussed deficiencies as mentioned on the staff report.

Talbot explained the deficiencies and also committed to compliance.

Spoljaric asked about the demolition plan.

Talbot responded they are working with the Westfield Fire Department for training purposes.

A Public Hearing opened at 10:30 p.m. for 0612-DP-31.

No one spoke, and the Public Hearing closed at 10:31 p.m.

A Public Hearing opened for 0612-SPP-11 at 10:31 p.m.

No one spoke, and the Public Hearing closed at 10:32 p.m.

Sanders moved to approve 0612-DP-31 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
4. That the petitioner provides an Overall Site plan;
5. That the petitioner provides amended Landscaping plans;
6. That the petitioner provides an amended site plan showing the additional 100-foot lots;
7. That the petitioner provide an amended site planning showing fourteen foot wide alleyways.

Stevenson seconded, and the motion passed unanimously.

Stevenson moved to approve 0612-SPP-11 with the following condition:

- That all conditions attached to the associated Development Plan shall be satisfied prior to the recording of any Secondary Plat.

Sanders seconded, and the motion passed unanimously.

0612-DP-32 & 16715 Carey Road. RSL Case Construction requests Development Plan Review
0612-SPP-12 and Subdivision Primary Plat approval for the Walnut Ridge Development,
40 units on approximately 40 acres, in the SF-2 District.

Mr. Eric Batt, Schneider Corporation, represented the petitioner, and presented details of the project.

Spoljaric expressed concern about tree preservation.

Spoljaric also stated in the previous rezone, there were commitments regarding square footage which was different from the wording in the development plan.

Mr. Steve Hardin, Baker & Daniels, stated the commitments are the same and the wording can be changed to make that more clear if necessary.

Batt requested final plat be delegated to staff.

A Public Hearing opened at 10:47 p.m.

No one spoke, and the Public Hearing closed at 10:47 p.m.

Spoljaric moved to approve 0612-DP-32 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That an amended landscaping plan depicting compliance with buffer yard requirements and identifying trees proposed for preservation credits be provided;
4. That a detailed sign plan depicting compliance with all applicable provisions of the Sign Regulations be provided prior to the issuance of an ILP for any proposed freestanding entry monument sign;
5. That any amended information necessary to verify compliance with any of the three Building Orientation options, such as a plat depicting varied building setback lines, be provided;
6. That these conditions be fulfilled prior to the filing of any Secondary (Final) Plat for the subject site; and,
7. That the petitioner comply with any conditions regarding the pipeline.

Del Greco seconded, and the motion passed 7-0-1 (Sanders).

Horkay moved to approve 0612-SPP-12 with the following condition:

- That all conditions attached to the associated Development Plan Review shall be satisfied prior to the recording of any secondary plat.

Hart seconded, and the motion passed 7-0-1 (Sanders).

Hart moved to delegate final plat to staff.

Motion failed due to no second on the motion.

Spoljaric left the meeting at 10:55 p.m.

0612-DP-33 & 17501 Gunther Road. Flynn & Zinkan & Barker Holdings, L.L.C. requests
0612-SIT-21 Development Plan Review and Site Plan approval of two commercial structures totaling approximately 24, 285 square feet on approximately 3 acres, in the Oak Manor PUD District.

Mr. Bob Barker, Zinkan & Barker Development Company, introduced guests, Deborah Courtney, Zinkan & Barker; and Brice Beckett of Redstone Development, and presented details of the project.

A Public Hearing opened at 11:05 p.m.

No one spoke, and the Public Hearing closed at 11:06 p.m.

Hart moved to approve 0612-DP-33 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;

2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner submit a revised plan showing building mechanical equipment locations and compliant screening; and,
4. That these conditions be fulfilled prior to the issuance of an ILP for either proposed structure.

Kingshill seconded, and the motion passed unanimously.

Sanders moved to approve 0612-SIT-21 with the following condition:

- That any conditions associated with 0612-DP-33 be satisfied prior to the issuance of an ILP for the subject site.

Kingshill seconded, and the motion passed unanimously.

ADMINISTRATIVE ITEMS:

Salzman explained administrative approval items on the agenda.

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| 0612-DP-34 &
0612-SIT-22 | 17457 Gunther Road. An amendment to the Westfield Marketplace Development Plan (previously approved as 0409-DP-11), filed by Flynn & Zinkan & Barker Holdings, L.L.C. |
| 0612-DP-35 &
0612-SIT-23 | 3333 State Road 32. An amendment to the Westfield Marketplace Development Plan (previously approved as 0409-DP-11), filed by Flynn & Zinkan & Barker Holdings, L.L.C. |
| 0701-DP-01 &
0701-SIT-01 | 2736 146 th Street. An amendment to the Cool Creek Village Plan (previously approved as 0504-DP-14), filed by Thompson Thrift Management, Inc. |

Talbot revisited the Commission to request delegation of secondary plat approval to staff.

Sanders moved to delegate secondary plat approval to staff on 0612-SPP-11.

Del Greco seconded, and the motion passed unanimously.

Kingshill moved to appoint Mead to the Comprehensive Plan Subcommittee.

Sanders seconded, and the motion passed by voice vote.

The meeting adjourned at 11:30 p.m.

President

Acting Secretary